



**FOR LEASE**  
CO-WORKING OFFICE SPACE  
MARKETING FLYER



# **SPRUCE CENTER**

## **AT THE MORGANTOWN MARKET PLACE**





WEST VIRGINIA UNIVERSITY  
MAIN CAMPUS

DOWNTOWN WVU  
HIGH STREET

430 SPRUCE STREET  
YOUR NEW LOCATION

PARKING GARAGE  
SPRUCE STREET

# SPRUCE CENTER

AT THE MORGANTOWN MARKET PLACE



# CO-WORKING OFFICE SPACE FOR LEASE

## DOWNTOWN MORGANTOWN - LOCATED 2.3 MILES FROM I-79, EXIT 152

430 SPRUCE STREET · MORGANTOWN, WV 26505 · 2,300 SQ FT FOR LEASE

### AGENCY MISSION

Established by Morgantown City Council in 2018, the Morgantown Land Reuse and Preservation Agency is dedicated to preserving the unique character of our natural environment, our resources, and our quality of life and promoting the social and economic vitality of our community now and for future generations. The Agency accomplishes this by pursuing the acquisition, management, and disposition of property suitable for conservation, water quality protection, public space, affordable housing, and commercial uses and by promoting their productive use.

### SPRUCE CENTER AT MORGANTOWN MARKET PLACE

In 2019, the Agency and the City of Morgantown collaborated to acquire and renovate 430 Spruce Street. The property presented a highly unique opportunity to promote and expand events held at the Market Place Pavilion, allow the Agency to advance its mission, and immediately obtain much needed office space for city operations.

The Agency's objectives for the Spruce Center are to promote and enhance downtown Morgantown, manage the reuse of the building, provide leased workspace for non-government tenants, and provide needed municipal administrative office space. Additionally, the Agency will undertake the development of a small pocket park located between the building and Spruce Street to provide a new and high-quality green space in the downtown. This public improvement is scheduled for 2020.

The first floor and basement levels of the Spruce Center are occupied by City of Morgantown municipal offices that include the City Manager, Human Resources, Communications, and IT.

The second-floor level is managed by the Agency and includes two renovated office suites with several office spaces. The Agency seeks to create a co-working office space for allied non-profit agencies and/or non-government enterprises in the second-floor tenant area.

### CO-WORKING SPACE

The co-working space on the second floor of the Spruce Center offers nearly 2,300 square feet with the following amenities:

- 7 offices with the ability to grow to 9 offices;
- The existing 7 offices range in area from approximately 115 square feet to approximately 200 square feet;
- Tenants may rent one or more of the offices;
- Each office is keyed for privacy and security as is the co-working space entrances
- Shared conference room (furnished), which could be expanded to two conference rooms as needed
- Shared waiting / reception area (furnished)
- Shared kitchenette (remodeled)
- Potential cubicle area for tenant expansion
- Elevator access
- Accessibility from parking to office spaces.

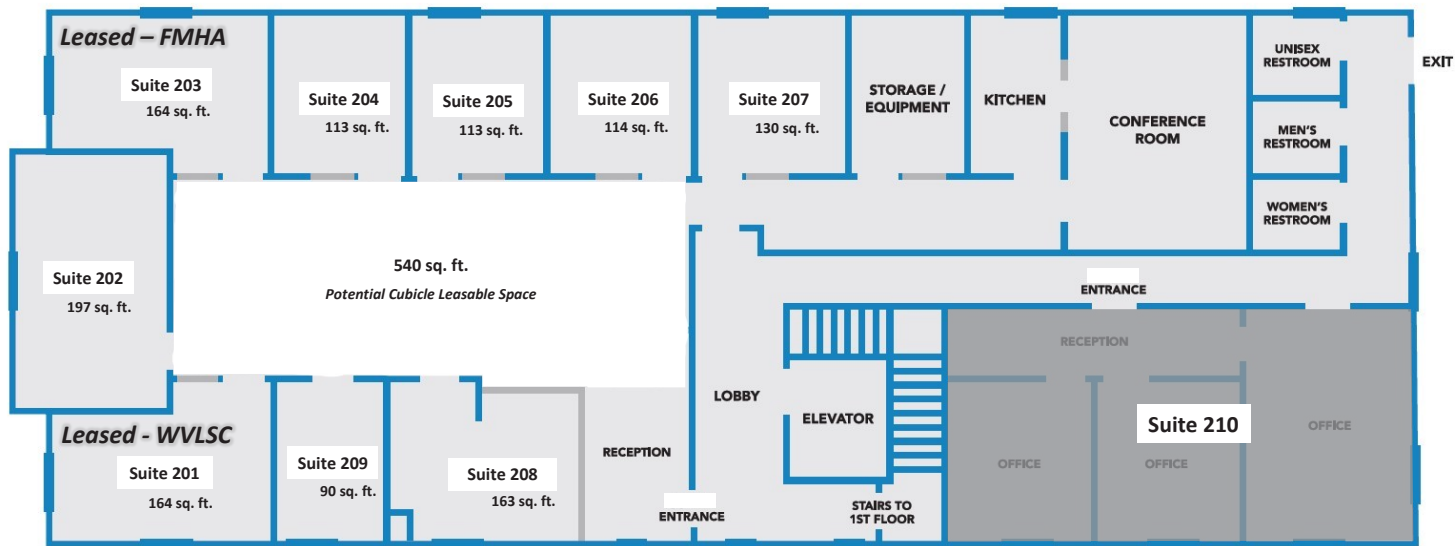


# FLOOR PLAN

## SECOND FLOOR - CO-WORKING OFFICE SPACE - 2,300 SQ FT

Lease terms are one year and automatically renewable with an annual CPI-U based adjustment. Monthly rents, inclusive of a monthly parking fee, range from approximately \$325.00 to approximately \$555.00, depending on size of office. The monthly gross lease amount is based on the area of the office rented and the common areas shared by co-working space tenants.

All utilities, internet, VOIP, and environmental services are included in the monthly rent. In addition to the lease rate, a monthly parking fee of \$15.00 provides one (1) reserved parking space for each office and nonexclusive use of six (6) visitor parking spaces reserved for co-working space tenants. Additional parking passes can be purchased for co-working space tenant employees for \$45.00 per month.



CL - Closet  
RR - Restroom

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Kitchen Area



Conference Room



Co-Working Space



# EXTERIOR PHOTOS



View of the Building Main Entrance



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Front View of the Building Facing North

# CONTACT



## **Morgantown Land Reuse and Preservation Agency**

**389 Spruce Street Morgantown, WV 26505 | 304-284-7431 | Christopher M. Fletcher AICP**

**The Morgantown Land Reuse and Preservation Agency extends its gratitude to Black Diamond Realty for their assistance and contribution in providing this brochure.**

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**Black Diamond Realty LLC**

| 304.413.4350